

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, December 9, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

New Cases

- V-10-159** Application of **Dan Hanlon** for a variance to reduce the side yard setback from 7 feet to 1 foot, reduce the rear yard setback from 10 feet to 0 feet (credit given for half the width of the alley), and increase the maximum lot coverage from 50% to 60% for an accessory structure. The property is located at **475 Clifton Road, N.E.,** fronting 50 feet on the east side of Clifton Road and beginning 50 feet south of the southeast intersection of Clifton Road and Marlbrook Drive. Zoned R-4 (Residential) District. Land lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Ashley Seton
Council District 5, NPU-N
- V-10-160** Application of **Frankie Howard** for a special exception to allow for an addition to a legal non-conforming duplex. The property is located at **531 Hutchens Road, S.E.,** fronting 200 feet on the southwest side of Hutchens Road and beginning 393.5 feet southeast of the southeast intersection of Hutchens Road and Jonesboro Road. Zoned R-4 (Residential). Land lot 35 of the 14th District, Fulton County, Georgia.
Owner: Patricia Gaines
Council District 12, NPU-Z
- V-10-161** Application of **Evan Hunter** for a variance to increase the maximum lot coverage from 50% to 56% to allow for a screened porch addition to a single family house. The property is located at **1123 Virginia Avenue, N.E.,** fronting 60 feet on the south side of Virginia Avenue and beginning 212.5 feet west of the southwest intersection of Virginia Avenue and North Virginia Avenue. Zoned R-4 (Residential) District. Land lot 1 of the 17th District, Fulton County, Georgia.
Owner: Stephanie Augusta & Steve Albert
Council District 6, NPU-F
- V-10-162** Application of **Meka Redd** for a variance to reduce the east side yard setback from 15 feet to 8 feet for an outdoor fireplace/grill. The property is located at **3622 Tuxedo Road, N.W.,** fronting 150 feet on the north side of Tuxedo Road 450 feet west of the northwest intersection of Tuxedo Road and Tuxedo Court. Zoned R-2 (Residential) District. Land lot 140 of the 17th District, Fulton County, Georgia.
Owner: Marlene Hughes
Council District 8, NPU-A
- V-10-164** Application of **Scott Harbolt** for a variance to reduce the east side yard setback from 7 feet to 4 feet 5 inches for a second story addition to a single family dwelling. The property is located at **1166 East Rock Springs Road, N.E.,** fronting 60 feet on the north side of East Rock Springs and beginning 290 feet southeast of the northeast intersection of East Rock Springs and North Highland Avenue. Zoned R-4 (Residential) District. Land lot 3 of the 17th District, Fulton County, Georgia.
Owner: Jeremiah Davis
Council District 6, NPU-F
- V-10-166** Application of **Sharon Gay** for a special exception to reduce the required on site parking from 582 spaces to 433 spaces for an existing retail establishment and for the construction of a restaurant and outdoor seating (pending the approval of a SUP). The property is located at **3700-**

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3802 Roswell Road (aka 3714 Roswell Road), N.W., fronting 843.87 feet on the west side of Roswell Road and beginning 160 feet south of the north intersection of Roswell Road and Powers Ferry Road. Zoned C-1 (Commercial) District. Land lot 97 of the 17th District, Fulton County, Georgia.

Owner: Regency Centers, LP
Council District 8, NPU-B

V-10-167 Application of **Melis Baylar** for a variance to reduce the front yard setback from 30 feet to 17 feet and reduce the north side yard setback from 7 feet to 1 foot 5 inches to allow for the alteration of the existing roofline of a single family residence. The property is located at **1184 Atlantic Drive, N.W.,** fronting 50 feet on the west side of Atlantic Drive and beginning 50 feet south of the southwest intersection of Atlantic Drive and Laurent Street. Zoned R-5/SPI-8 (Residential) District. Land lot 149 of the 17th District, Fulton County, Georgia.
Owner: Melis Baylar
Council District 2, NPU-E

V-10-168 Application of **Lee Liata** for a variance to reduce the southeast side yard setback from 7 feet to 2 feet for a two story detached garage to an existing single family dwelling. The property is located at **755 Martina Drive, N.E.,** fronting 60 feet on the south side of Martina Drive and beginning 591 feet northeast of the southeast intersection of Martina Drive and Park Circle. Zoned R-4 (Residential) District. Land lot 46 of the 17th District, Fulton County, Georgia.
Owner: Ethel Scott Mitchell
Council District 7, NPU-B

V-10-170 Application of **David Martin** for a variance to reduce the south side yard setback from 7 feet to 4 feet and reduce the rear yard setback from 15 feet to 10 feet for an accessory structure (garage/shed) to an existing single family dwelling. The property is located at **108 Wakefield Drive, N.E.,** fronting 70 feet on the west side of Wakefield Drive and beginning 75.9 feet north of the northwest intersection of Wakefield Drive and Camden Road. Zoned R-4/HD-20-CD-1 (Residential). Land lot 110 of the 17th District, Fulton County, Georgia.
Owner: David Martin
Council District 7, NPU-E

V-10-171 Application of **Steve Fazenbaker** for a variance to reduce the half depth front yard setback from 17.5 feet to 2 feet, reduce the rear yard setback from 15 feet to 0 feet and to increase the rear yard lot coverage from 25% to 35% to allow for dormer addition to a single family dwelling and to allow for the construction of an accessory structure. The property is located at **942 Highland View, N.E.,** fronting 50 feet on the north side of Highland View and beginning at the northeast intersection of Highland View and Todd Road. Zoned R-4 (Residential) District. Land lot 1 of the 17th District, Fulton County, Georgia.
Owner: Steve Fazenbaker
Council District 6, NPU-F

V-10-172 Application of **Barry Camac** for a special exception to install a 6 feet entry gate with 7 feet columns in the front yard. The property is located at **3049 Andrews Drive, N.E.,** fronting 125 feet on the east side of Andrews Drive and beginning 250 feet south of the east intersection of

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Andrews Drive and Austell Way. Zoned R-2A (Residential). Land lot 114 of the 17th District, Fulton County, Georgia.

Owner: Bianca Bell

Council District 8, NPU-B

V-10-173 Application of **Thomas Parks** for a variance to reduce the half depth front yard setback from 17.5 feet to 10 feet to allow for the increase in the pitch of a roof and addition to a single family dwelling. The property is located at **1138 Delaware Avenue, S.E.**, fronting 50 feet on the north side of Delaware Avenue and beginning at the northeast intersection of Delaware Avenue and Gilbert Street.. Zoned R-4 (Residential). Land lot 11 of the 14th District, Fulton County, Georgia.

Owner: Thomas Parks

Council District 1, NPU-W

V-10-175 Application of **Michele Ritsch** for a special exception to reduce the required off street parking from 59 spaces to 54 spaces to allow for conversion of an existing retail building into a restaurant. The property is located at **2002 Howell Mill Road, N.W.**, fronting 150 feet on the west side of Howell Mill Road and beginning at the northwest intersection of Howell Mill Road and Collier Road. Zoned C-1 (Commercial) District. Land lot 153 of the 17th District, Fulton County, Georgia.

Owner: MCW RC GA Howell

Council District 8, NPU-C

V-10-176 Application of **Michele Ritsch** for a special exception to reduce the required off street parking from 158 spaces to 134 spaces to allow for conversion of an existing space into a restaurant, contingent on lot consolidation from Office of Planning. The property is located at **2010, 2020 Howell Mill Road, and 775 Collier Road, N.W.**, fronting 150 feet on the west side of Howell Mill Road and beginning 150 feet north of the northwest intersection of Howell Mill Road and Collier Road. Zoned C-1 (Commercial) District. Land lot 153 of the 17th District, Fulton County, Georgia.

Owner: MCW RC GA Howell

Council District 8, NPU-C

V-10-177 Application of **Mark Jackson** for a variance to reduce the half depth front yard setback from 17.5 feet to 9.3 feet to allow for a two story and garage addition to a single family dwelling. The property is located at **2687 Memorial Drive, S.E.**, fronting 53.5 feet on the south side of memorial Drive and beginning at the southeast intersection of Memorial Drive and Daniel Avenue. Zoned R-4 (Residential). Land lot 182 of the 15th District, DeKalb County, Georgia.

Owner: Mark Jackson

Council District 5, NPU-O